

June 17, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03PW0316

George E. Avery, III
(Avery Irrigation)

Bermuda Magisterial District
Old Bermuda Hundred Road west of Lawing Drive

REQUEST: Waiver of Development Standards

George E. Avery, III requests modification of the following Zoning Ordinance requirement:

Section 19-508.1. Utility lines underground. Specifically, the applicant is requesting a waiver to the requirement that new utility lines be installed underground.

Specific language of Section 19-508.1 is included in the background section of this report.

RECOMMENDATION

Staff recommends approval of the request with one (1) condition for the following reasons:

1. The proposed extension is not generally visible to public view. Existing overhead power extends south from Old Bermuda Hundred Road approximately 700 feet across two (2) parcels.
2. All property is industrially zoned or proposed by the Plan for industrial uses.

CONDITION

The waiver shall be for the currently approved site plan only showing a 200 foot extension of overhead power line to the corner of the applicant's site. The power service from this new pole shall be extended underground to the building.

GENERAL INFORMATION

Associated Administrative Review Cases:

01PR0136 – Avery Landscape & Irrigation

Developer:

George E. Avery, III

Design Consultant:

Charles C. Townes & Associates, P.C. - Site Plan

Location:

Approximately 520 feet south of Old Bermuda Hundred Road, approximately 1,000 feet west of Lawing Drive. Tax ID 805-649-6515 (Sheet 35).

Existing Zoning and Land Use:

I-2 (General Industrial); Vacant

Size:

1.3 acres

Adjacent Zoning and Land Use:

North - I-2; Propane distribution and tank storage
South - A; Vacant and residential
East - A; Vacant
West - I-2; Contractor storage yard

BACKGROUND

Installation of new utility lines underground is required by Section 19-508.1 of the Chesterfield County Zoning Ordinance:

Section 19-508.1. Utility Lines Underground.

“All utility lines such as electric, telephone, CATV or other similar lines shall be installed underground. Where transmission lines traverse the property proposed for subdivision, the subdivider shall not be required to place such line underground. This requirement shall apply to lines serving individual office, commercial and industrial sites as well as to utility lines necessary within projects.”

The Avery Landscape & Irrigation site is located within an area of existing general industrial uses and vacant or residential property slated for light industrial on the Comprehensive Plan. The site consists of two (2) parcels on a private access road off of Old Bermuda Hundred Road. The first parcel is separated from Old Bermuda Hundred Road by an existing business and is bound on both sides by existing businesses. The two (2) Avery parcels are separated by an existing propane tank yard to the rear of the first Avery parcel. All of these existing facilities are served by overhead power. Overhead power would be required to run about 200 feet to serve the rear Avery parcel.

The Avery Landscape & Irrigation site plan was approved as a two (2) phase plan on February 21, 2001. Phase I, the parcel closest to Old Bermuda Hundred Road, has been constructed. A building permit for Phase II has been applied for and the developer is waiting for a decision in this case before proceeding.

CONCLUSIONS

The Zoning Ordinance requires that the Planning Commission consider five (5) findings in its determination of development standards waiver requests.

Staff recommends approval of the waiver with one (1) condition, based on the information provided.

AVERY LANDSCAPE & IRRIGATION

Underground Sprinkler Systems

(804) 580-0131
(804) 798-LAWN

9021 Barretta Lane
Chesterfield, Virginia 23838

April 1, 2003

Chesterfield County Planning Department
Chesterfield, Va.

RE: New Shop-Office Building
13536 Charlotte Court

Regarding overhead power - main service with underground over to building

Item (1) Property access is by a gravel road in an easement and is some 700' from a major road, additionally, a county BMP is located on it. Therefore the requirement for underground power would further restrict the ability to fully develop this site. Should access to the site be relocated and/or the area redeveloped, underground power would limit use options.

Item (2) Nearly all surrounding property is fully developed. This is the last service parcel that power company will feed from overhead. Overhead is already in place with 200 feet of our property. the last power pole is over 500 feet from major road. An additional 200 feet is needed overhead to access property. From this point power will be underground over to building.

All lots around this immediate area are designed with these specs. and conditions.

Item (3) This has no sight impact from highway. Safety is of top consideration. All adjoining sites are served by overhead at this time.

Item (4) This is the last parcel to be developed. No further extension is expected.

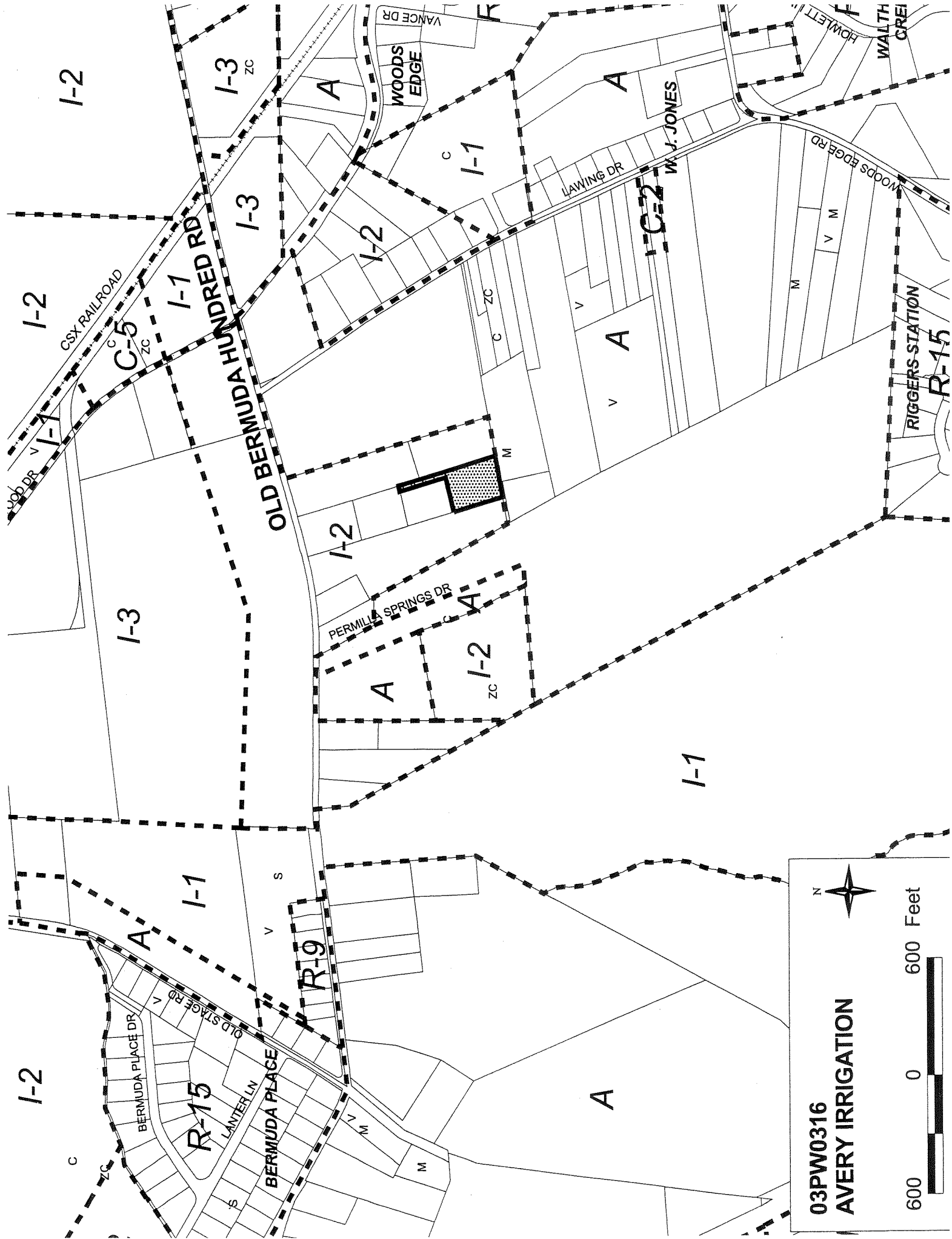
Item (5) This property is zoned I-2 and is designated as such on the comprehensive plan. Granting this waiver will allow developer to stay within budget while providing quality development. This will immediately allow this site to be developed to its highest use and potential; therefore creating a tax revenue for the county.

Thanks for your help with this matter.

Sincerely yours,



Chip Avery



03PW0316
AVERY IRRIGATION



OLD BERMUDA HUNDRED ROAD

EXISTING
BUSINESS

EXISTING
AVERY
LANDSCAPE &
IRRIGATION

PHASE I

EXISTING
PROPANE
FACILITY

PROPOSED
AVERY
LANDSCAPE &
IRRIGATION

PHASE II

EXISTING
OVERHEAD POWER
FROM PUBLIC R.O.W.
TO HERE

PROPOSED
OVERHEAD POWER
TO HERE

N

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